

Article 6 | Nonresidential Districts

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Sec. 6.1 O-1, General Office District

6.1.1 Description

The O-1, General Office District is established to provide locations where predominately office uses may be located in a low-intensity manner as a transitional land use between residential and higher intensity uses. The district is generally appropriate for office development including incidental support services and retail uses, provided they are intended solely to serve employees of the permitted uses.

6.1.2 Use Regulations

Uses are allowed in the O-1 District in accordance with the following table. A “P” in the second column of the table indicates that the use is permitted by-right, subject to compliance with all applicable standards of this Zoning Ordinance. An “S” in the second column of the table indicates that the use may be allowed if reviewed and approved in accordance with the Special Exception procedures of Sec. 3.4. For a summary of uses permitted in all zoning districts, see the Use Table in Sec. 9.2.

| O-1 Uses | | | |
|--|---|---------------|---------------|
| Use | | Use Standards | Definition |
| Commercial Uses | | | |
| Child care center | S | | Sec. 18.1.29 |
| Conference center | P | | Sec. 18.1.37 |
| Emergency care facility | S | | Sec. 18.1.58 |
| Office | P | | Sec. 18.1.121 |
| Mailing Services | P | | Sec. 18.1.102 |
| Parking structure, private | S | Sec. 9.3.18 | Sec. 18.1.135 |
| Pharmacy | P | | Sec. 18.1.140 |
| Services, personal | P | Sec. 9.3.19 | Sec. 18.1.168 |
| Telecommunications Facility: Antenna | P | Sec. 9.3.26.B | Sec. 18.1.7 |
| Temporary Mobile Land-Based Telecommunications Testing Facility | P | Sec. 9.3.26.E | |
| Veterinary Hospital | P | Sec. 9.3.30 | Sec. 18.1.198 |
| Institutional and Community Service Uses | | | |
| Club | P | | Sec. 18.1.30 |
| College or University | P | | Sec. 18.1.33 |
| Fire and/or rescue facility | P | | Sec. 18.1.64 |
| Library | P | | Sec. 18.1.89 |
| Museum | P | | Sec. 18.1.111 |
| Park, public | P | | |
| Place of worship | S | | Sec. 18.1.141 |
| Recreation facility | P | Sec. 9.3.21 | Sec. 18.1.156 |
| U.S. Postal Service | P | | Sec. 18.1.146 |
| Utility Uses | | | |
| Public utility, major | S | Sec. 9.3.31 | Sec. 18.1.153 |
| Public utility, minor | P | Sec. 9.3.31 | Sec. 18.1.154 |

6.1.3 Density/Intensity and Dimensional Standards

All development in the O-1 District shall be subject to the following standards (See also [Article 10](#)):

| O-1 District Standards | |
|--|--------|
| A. Minimum Lot Area (square feet) | |
| All Development | 20,000 |
| B. Minimum Lot Width (feet) | |
| All Development | 100 |
| C. Maximum Floor Area Ratio | |
| | None |
| D. Minimum Yards/Setbacks (feet) | |
| Front | 20 |
| Side | 20 |
| Rear | 20 |
| E. Maximum Building Height | |
| Nonresidential | 45 |
| F. Minimum Zoning District Area (acres) | |
| | None |

Sec. 6.2 Reserved

Repealed 10/11/06 per Ordinance 2006-O-35 - deleted O-2 District.

Sec. 6.3 B-1 Community (Downtown) Business District

6.3.1 Description

The B-1, Community (Downtown) Business District is established in recognition of the mixed-use core area as the center of Leesburg's employment, tourism and specialty commercial activity. The small to medium size, pedestrian-oriented retail uses that attract shoppers and tourists from throughout the region are considered primary uses. Residential uses -typically above the ground floor of retail uses- are also considered primary uses within the B-1 District. Some office, financial and personal service uses are allowed as secondary uses in the B-1 District. The district is generally appropriate for application in the core area, designated in the Town Plan for "Downtown" development. It is intended that this area remain a viable mixed-use core and that the goals of the H-1 Overlay District be promoted and enhanced throughout the B-1 District.

6.3.2 Use Regulations

Uses are allowed in the B-1 District in accordance with the following table. A "P" in the second column of the table indicates that the use is permitted by-right, subject to compliance with all applicable standards of this Zoning Ordinance. An "S" in the second column of the table indicates that the use may be allowed if reviewed and approved in accordance with the Special Exception procedures of Sec. 3.4. For a summary of uses permitted in all zoning districts, see the Use Table in Sec. 9.2.

| B-1 Uses | | | |
|--|---|---------------|-----------------|
| Use | | Use Standards | Definition |
| Commercial Uses | | | |
| Bank with drive-in facility | S | | Sec. 18.1.14 |
| Bank without drive-in facility | P | | Sec. 18.1.14 |
| Bed and breakfast inn | P | | Sec. 18.1.16 |
| Brewpub | P | Sec. 9.3.2.1 | Sec. 18.1.20.1 |
| Brewpub with Silo | S | Sec. 9.3.2.1 | Sec. 18.1.20.1 |
| Microbrewery | P | Sec. 9.3.13.1 | Sec. 18.1.104.1 |
| Child care center | S | | Sec. 18.1.29 |
| Commercial Inn | P | | Sec. 18.1.86 |
| Conference center | S | | Sec. 18.1.37 |
| Convenience food store | S | Sec. 9.3.8 | Sec. 18.1.39 |
| Dance Studio | P | | Sec 18.1.40.1 |
| Eating establishment without drive-in facility | P | Sec. 9.3.9 | Sec. 18.1.55 |
| Emergency care facility | S | | Sec. 18.1.58 |
| Exercise Studio | P | | Sec. 18.1.59.1 |
| Funeral home | S | | Sec. 18.1.69 |
| Crematorium (Accessory to a Funeral Home) | S | Sec. 9.3.6.1 | Sec. 18.1.69 |
| Home occupation | P | | Sec. 18.1.80 |
| Hotel/motel | S | | Sec. 18.1.83 |
| Mailing Services | P | | Sec. 18.1.102 |
| Office | P | | Sec. 18.1.121 |

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 Sec. 6.3 | B-1 Community (Downtown) Business District

| B-1 Uses | | | |
|--|---|---------------|---------------------------------|
| Use | | Use Standards | Definition |
| Parking lot | P | | Sec. 18.1.132 |
| Parking structure, private | S | Sec. 9.3.18 | Sec. 18.1.135 |
| Pharmacy | P | | Sec. 18.1.140 |
| Printing and/or publication | P | | Sec. 18.1.148 |
| Recreation facility | P | Sec. 9.3.21 | Sec. 18.1.156 |
| Retail centers under 100,000square feet and/or retail uses | P | | Sec. 18.1.158, Sec. 18.1.159 |
| School, special instruction | P | Sec. 9.3.23 | Sec. 18.1.164 |
| Service station | S | Sec. 9.3.24 | Sec. 18.1.169 |
| Services, personal | P | Sec. 9.3.19 | Sec. 18.1.168 |
| Telecommunications Facility: Antenna | P | Sec. 9.3.26.A | Sec. 18.1.7 |
| Temporary Mobile Land-Based Telecommunications Testing Facility | P | Sec. 9.3.26.E | |
| Theater, indoor | P | | Sec. 18.1.189 |
| Veterinary Hospital | S | Sec. 9.3.30 | Sec. 18.1.198 |
| Institutional and Community Service Uses | | | |
| Cemetery | P | | Sec. 18.1.28 |
| Club | P | | Sec. 18.1.30 |
| Fire and/or rescue facility | P | | Sec. 18.1.64 |
| Library | P | | Sec. 18.1.89 |
| Museum | P | | Sec. 18.1.111 |
| Park, public | P | | |
| Parking structure, public | P | Sec. 9.3.18 | Sec. 18.1.134 |
| Place of worship | P | | Sec. 18.1.141 |
| Recreation facility | P | Sec. 9.3.21 | Sec. 18.1.156 |
| School, general education | S | | Sec. 18.1.162 |
| U.S. Postal Service | P | | Sec. 18.1.146 |
| Residential Uses | | | |
| Accessory dwelling unit | S | Sec. 9.4.1 | Sec. 18.1.5 |
| Duplex | P | | Sec. 18.1.49, Sec. 18.1.50 |
| Group home | P | | Sec. 18.1.74 |
| Multiple-family (6 or more dwelling units) | S | Sec. 9.3.15 | Sec. 18.1.110 |
| Multiple-family (up to 5 dwelling units) | P | Sec. 9.3.15 | Sec. 18.1.110 |
| Single-family attached (townhouse) | P | Sec. 9.3.15 | Sec. 18.1.172 |
| Single-family detached dwelling | P | | Sec. 18.1.171 |
| Utility Uses | | | |
| Public utility, minor | P | Se. 9.3.31 | Sec. 18.1.154 |

6.3.3 Density/Intensity and Dimensional Standards

All development in the B-1 District shall be subject to the following standards (See also [Article 10](#)):

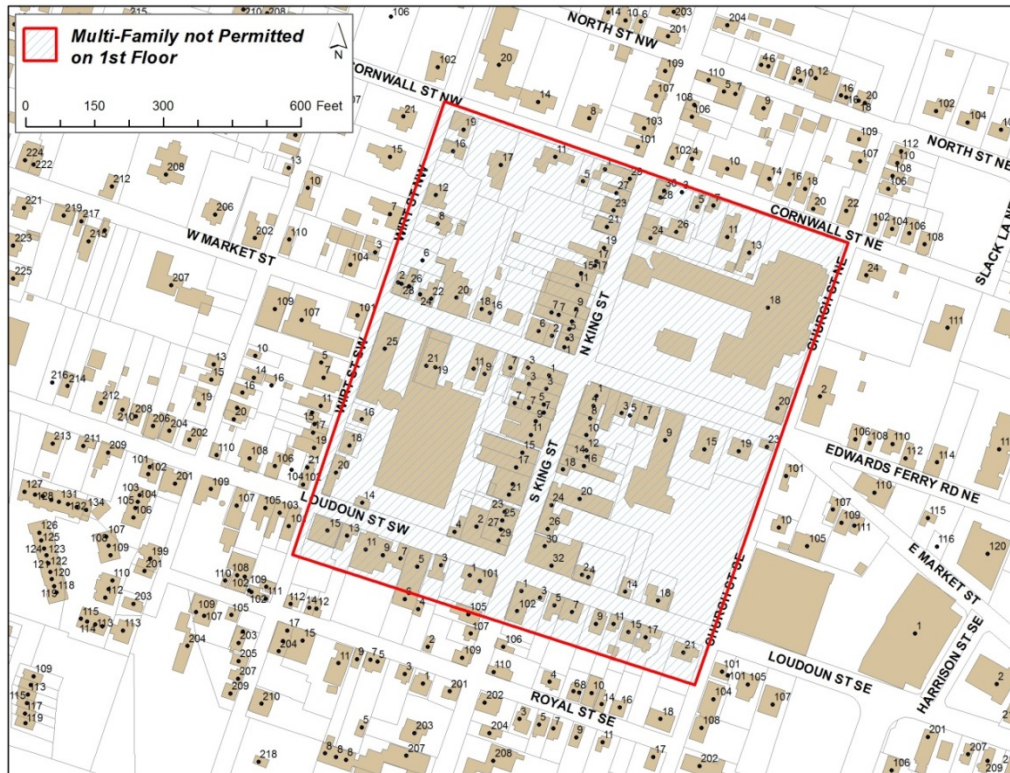
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 Sec. 6.3 | B-1 Community (Downtown) Business District

| B-1 District Standards | |
|--|------------|
| A. Minimum Lot Area (square feet) | |
| Single-Family Detached | 4,000 |
| Single-Family Attached (Interior Lots) | 2,000 |
| Single-Family Attached (Corner and End Lots) | 3,000 |
| Duplex, Vertical | 3,000 |
| Duplex Horizontal | 6,000 |
| Multi-Family | 10,000 [8] |
| All Other Development | None |
| B. Minimum Lot Width (feet) | |
| Single-Family Detached | 40 |
| Single-Family Attached (Interior Lots) | 20 |
| Single-Family Attached (Corner and End Lots) | 30 |
| Duplex, Vertical | 30 |
| Duplex, Horizontal | 60 |
| Multi-Family | 100 |
| All Other Development | 20 |
| C. Maximum Floor Area Ratio | None |
| D. Minimum Yards/Setbacks (feet) | |
| Front | [1] |
| Side | 5[2][3] |
| Rear | 20[4][5] |
| E. Maximum Building Height (feet) | |
| Residential | 35[6][7] |
| Nonresidential | 45[6][7] |

- [1] Minimum Front Setback: One (1) foot; Maximum front setback: twenty (20) feet. Actual setback determined in accordance with Sec. 10.4.5.D.
- [2] No side yards/setbacks are required for lots fronting on Market Street, Loudoun Street, King Street, Wirt Street or Liberty Street.
- [3] Side yard setback shall be zero (0) feet for an interior townhouse lot.
- [4] Rear yard setbacks for a commercial use or mixed use may be reduced or be provided as a zero-yard setback if all of the following criteria are met: (a) the property fronts on Market Street or Loudoun Street between Liberty and Church Streets; or on King Street between Cornwall and Loudoun Streets; (b) the property contains four thousand (4,000) square feet or less; (c) the rear yard is adjacent to non-residential uses; and (d) the applicant can demonstrate to the satisfaction of the Board of Architectural Review and Zoning Administrator that the proposed setback will facilitate a structure that is harmonious and compatible with surrounding properties.
- [5] Rear yard setbacks for residential uses may be reduced to fifteen feet (15') if all of the following criteria are met: (a) the property fronts on Market Street, Loudoun Street or Royal Street between Liberty and Church Streets; or on King Street, Wirt Street or Liberty Street between Market Street and Royal Street; and (b) the applicant can demonstrate to the satisfaction of the Board of Architectural Review and Zoning Administrator that the proposed setback will facilitate a structure that is harmonious and compatible with surrounding properties.

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- [6] Maximum height may be increased up to sixty-five (65) feet in the following specified area due to its low mean elevation above sea level and low topographical relationship to the rest of the H-1 District if an applicant can demonstrate that all of the following criteria have been met: (a) the property lies within 250 feet of the centerline of Town Branch between Wirt Street and Harrison Street; (b) where a property fronts on Wirt, South, King or Harrison Streets, the elevations adjacent to the street shall not exceed forty-five (45) feet for a depth of at least forty feet back from the property line subject to the Board of Architectural Review in accordance with the H-1 Old and Historic District Design Guidelines
- [7] Maximum height may be increased up to 65 feet in the following specified areas (Map Graphic), due to its low mean elevation above sea level and low topographical relationship to the rest of the B-1 District if an applicant can demonstrate that all of the following criteria have been met: (a) the property must front on the designated areas of Market, Loudoun, Harrison, South or Church Streets not otherwise covered by [6] above; (b) height elevations adjacent to the street shall not exceed forty-five (45) feet for a depth of at least forty-five (45) feet back from the right-of-way line, except on Church Street between Market and Loudoun Streets; (c) beyond forty-five (45) feet a one-to-one height to setback ratio may be permitted up to sixty-five (65) feet in maximum subject to BAR approval in accordance with the Old & Historic District Design Guidelines; (d) height shall be measured based upon the average mean elevation above sea level prior to site disturbance and/or issuance of a grading permit; and (e) all other applicable B-1 setbacks shall be met.
- [8] Multi-Family dwellings shall be permitted by-right in the B-1 District, up to a maximum of five (5) units. However, residential units can only be located above the first floor of a building that fronts on a public street in the following area: between the east side of Wirt Street to the west side of Church Street, and between the south side of Cornwall Street to the south side of Loudoun Street. For purposes of height measurement and lot size limitations such buildings shall be considered nonresidential uses.



Map showing the area where first floor non-residential is required in the B-1 District as described in revised Section 6.3.3. Note [8] above.

Sec. 6.4 B-2, Established Corridor Commercial District

6.4.1 Description

The B-2, Established Corridor Commercial District is established solely to accommodate previously approved corridor commercial development and to permit reasonable development of lands within existing B-2 zoning Districts. The district is not intended to be available for future rezonings, nor as a means of expanding the boundaries of existing B-2 Districts.

6.4.2 Use Regulations

Uses are allowed in the B-2 District in accordance with the following table. A “P” in the second column of the table indicates that the use is permitted by-right, subject to compliance with all applicable standards of this Zoning Ordinance. An “S” in the second column of the table indicates that the use may be allowed if reviewed and approved in accordance with the Special Exception procedures of Sec. 3.4. For a summary of uses permitted in all zoning districts, see the Use Table in Sec. 9.2.

| B-2 Uses | | | |
|--------------------------------|---|---------------|--------------|
| Use | | Use Standards | Definition |
| Commercial Uses | | | |
| Bank with drive-in facility | S | | Sec. 18.1.14 |
| Bank without drive-in facility | P | | Sec. 18.1.14 |
| Bowling alley | P | | Sec. 18.20 |

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 Sec. 6.4 | B-2, Established Corridor Commercial District

| B-2 Uses | | | |
|---|-----|---------------|------------------------------|
| Use | | Use Standards | Definition |
| Brewpub | P | Sec.9.3.2.1 | Sec. 18.1.20.1 |
| Brewpub with Silo | S | Sec. 9.3.2.1 | Sec. 18.1.20.1 |
| Microbrewery | S/P | Sec. 9.3.13.1 | Sec. 18.1.104.1 |
| Car wash | S | Sec. 9.3.3 | Sec. 18.1.27 |
| Cattery | P | Sec. 9.3.12.1 | Sec. 18.1.27.1 |
| Child care center | S | | Sec. 18.1.29 |
| Commercial Inn | P | | Sec. 18.1.86 |
| Conference center | S | | Sec. 18.1.37 |
| Convenience food store | S | Sec. 9.3.8 | Sec. 18.1.39 |
| Dance Studio | P | | Sec. 18.1.40.1 |
| Eating establishment with drive-in facility | S | | Sec. 18.1.55 |
| Eating establishment without drive-in facility | P | Sec. 9.3.9 | Sec. 18.1.55 |
| Electric and/or plumbing supply | S | Sec. 9.3.10 | |
| Emergency care facility | S | | Sec. 18.1.58 |
| Exercise Studio | P | | Sec. 18.1.59.1 |
| Funeral Home | P | | Sec. 18.1.69 |
| Crematorium (Accessory to a Funeral Home) | S | Sec. 9.3.6.1 | Sec. 18.1.69 |
| Home occupation | P | | Sec. 18.1.80 |
| Hotel/motel | P | | Sec. 18.1.83 |
| Kennel | S | Sec. 9.3.12 | Sec. 18.1.88 |
| Lumber and/or building material sales without outdoor storage/display | P | Sec. 9.3.13 | Sec. 18.1.101 |
| Lumber and/or building material sales with outdoor storage/display | S | Sec. 9.3.13 | Sec. 18.1.101 |
| Mailing Services | P | | Sec. 18.1.102 |
| Nursery | S | | Sec. 18.1.119 |
| Office | P | | Sec. 18.1.121 |
| Outdoor storage | S | | Sec. 18.1.127 |
| Outdoor storage, Vehicles | S | | |
| Parking structure, private | S | Sec. 9.3.18 | Sec. 18.1.135 |
| Pharmacy | P | | Sec. 18.1.140 |
| Printing and/or publication | P | | Sec. 18.1.148 |
| Recreation facility | P | Sec. 9.3.21 | Sec. 18.1.156 |
| Retail centers under 100,000 square feet and/or retail uses | P | | Sec. 18.1.158, Sec. 18.1.159 |
| Retail centers over 100,000 square feet | S | Sec. 9.3.17.1 | Sec. 18.1.158 |
| School, special instruction | P | Sec. 9.3.23 | Sec. 18.1.164 |
| Service station | S | Sec. 9.3.24 | Sec. 18.1.169 |
| Services, personal | P | Sec. 9.3.19 | Sec. 18.1.168 |
| Telecommunications Facility: Antenna | P | Sec. 9.3.26 | Sec. 18.1.7 |
| Telecommunications Facility: Monopole | S | Sec. 9.3.26 | Sec. 18.1.108 |
| Telecommunications Facility: | S | Sec. 9.3.26 | Sec. 18.1.192 |

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 Sec. 6.4 | B-2, Established Corridor Commercial District

| B-2 Uses | | | |
|---|---|---------------|---------------|
| Use | | Use Standards | Definition |
| Transmission Tower | | | |
| Temporary Mobile Land-Based Telecommunications Testing Facility | P | Sec. 9.3.26 D | |
| Theater, indoor | P | | Sec. 18.1.189 |
| Vehicle and/or equipment service facility | S | Sec. 9.3.29 | Sec. 18.1.197 |
| Vehicle sales and/or rental facility | S | Sec. 9.3.28 | Sec. 18.1.196 |
| Veterinary hospital | S | Sec. 9.3.30 | Sec. 18.1.198 |
| Video rental store with drive-in facility | S | | |
| Industrial, Manufacturing and Warehousing Uses | | | |
| Mini-warehouse facility | S | Sec. 9.3.14 | Sec. 18.1.105 |
| Research and development | S | Sec. 9.3.22 | Sec. 18.1.157 |
| Institutional and Community Service Uses | | | |
| Club | P | | Sec. 18.1.30 |
| College or University | P | | Sec. 18.1.33 |
| Fire and/or rescue facility | P | | Sec. 18.1.64 |
| Hospital | S | | Sec. 18.1.82 |
| Library | P | | Sec. 18.1.89 |
| Museum | P | | Sec. 18.1.111 |
| Park, public | P | | |
| Parking structure, public | P | Sec. 9.3.18 | Sec. 18.1.134 |
| Place of worship | P | | Sec. 18.1.141 |
| Recreation facility | P | Sec. 9.3.21 | Sec. 18.1.156 |
| School, general education | S | | Sec. 18.1.162 |
| School, public | P | | Sec. 18.1.163 |
| School, technical | S | | Sec. 18.1.165 |
| Temporary commuter parking lot | S | Sec. 9.3.27 | Sec. 18.1.185 |
| U.S. Postal Service | P | | Sec. 18.1.146 |
| Residential Uses | | | |
| Multiple-family (6 or more dwelling units) | S | Sec. 9.3.15 | Sec. 18.1.110 |
| Multiple-family (up to 5 dwelling units) | S | Sec. 9.3.15 | Sec. 18.1.110 |
| Utility Uses | | | |
| Public utility, major | S | Sec. 9.3.31 | Sec. 18.1.153 |
| Public utility, minor | P | Sec. 9.3.31 | Sec. 18.1.154 |

6.4.3 Density/Intensity and Dimensional Standards

All development in the B-2 District shall be subject to the following standards (See also [Article 10](#)):

| B-2 District Standards | |
|--|--------|
| A. Minimum Lot Area (square feet) | |
| All Development | 20,000 |
| B. Minimum Lot Width (feet) | |
| All Development | 100 |
| C. Maximum Floor Area Ratio | |
| | None |
| D. Minimum Yards/Setbacks (feet) | |

| B-2 District Standards | |
|--|----------|
| Front | 20[1][3] |
| Side | 10[3] |
| Rear | 20[3] |
| E. Maximum Building Height (feet) | |
| Residential | 35 |
| Nonresidential | 45[2] |
| F. Minimum Zoning District Area (acres) | 5 |

- [1] New or expanded developments within the B-2 District may have up to a minimum front yard setback of 5 feet if the development of the lot or a development of a combination of abutting lots has at least 400 feet of front yard road frontage. The 5-foot setback is also subject to the following provisions:
- Parking or loading areas for motor vehicles or storage of materials or equipment shall not be located within the reduced front yard setback.
 - The total square footage of all structures shall not exceed the maximum allowable square footage permissible within the required setbacks.
 - The Director of Plan Review shall determine that such development will not interfere with necessary public improvements or required landscaping.
 - The front facade of a building shall have as its primary orientation the adjacent roadway from which the front yard setback reduction is requested.
 - Fencing or wall located within the front yard setback shall not exceed 42 inches above grade.
- [2] See Sec. 10.4.5.F.
- [3] Pursuant to the process outlined in Section 3.18, the setbacks may be waived or modified by the Town Council.

Sec. 6.5 B-3, Community Retail/Commercial District

6.5.1 Description

The B-3, Community Retail/Commercial District is intended primarily to accommodate moderate-size, retail and service-oriented land uses that serve Leesburg area residents. Uses within the B-3 District typically draw from a trade area of 3 to 5 miles. The district is generally appropriate for application in areas designated in the Town Plan for “Community Commercial” development.

6.5.2 Use Regulations

Uses are allowed in the B-3 District in accordance with the following table. A “P” in the second column of the table indicates that the use is permitted by-right, subject to compliance with all applicable standards of this Zoning Ordinance. An “S” in the second column of the table indicates that the use may be allowed if reviewed and approved in accordance with the Special Exception procedures of Sec. 3.4. For a summary of uses permitted in all zoning districts, see the Use Table in Sec. 9.2.

| B-3 Uses | | | |
|--------------------------------|---|---------------|--------------|
| Use | | Use Standards | Definition |
| Commercial Uses | | | |
| Bank with drive-in facility | S | | Sec. 18.1.14 |
| Bank without drive-in facility | P | | Sec. 18.1.14 |

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 Sec. 6.5 | B-3, Community Retail/Commercial District

| B-3 Uses | | | |
|---|-----|---------------|-------------------------|
| Use | | Use Standards | Definition |
| Bowling alley | S | | Sec. 18.1.20 |
| Brewpub | P | Sec. 9.3.2.1 | Sec. 18.1.20.1 |
| Brewpub with Silo | S | Sec. 9.3.2.1 | Sec. 18.1.20.1 |
| Microbrewery | S/P | Sec. 9.3.13.1 | Sec. 18.1.104.1 |
| Car wash | S | Sec. 9.3.3 | Sec. 18.1.27 |
| Cattery | P | Sec. 9.3.12.1 | Sec. 18.1.27.1 |
| Child care center | P | Sec. 9.3.4 | Sec. 18.1.29 |
| Commercial Inn | P | | Sec. 18.1.86 |
| Conference center | S | | Sec. 18.1.37 |
| Convenience food store | S | Sec. 9.3.8 | Sec. 18.1.39 |
| Dance Studio | P | | Sec. 18.1.40.1 |
| Eating establishment with drive-in facility | S | | Sec. 18.1.55 |
| Eating establishment without drive-in facility | P | Sec. 9.3.9 | Sec. 18.1.55 |
| Electric and/or plumbing supply | S | Sec. 9.3.10 | |
| Emergency care facility | P | | Sec. 18.1.58 |
| Exercise Studio | P | | Sec. 18.1.59.1 |
| Funeral home | S | | Sec. 18.1.69 |
| Hotel/motel | P | | Sec. 18.1.83 |
| Lumber and/or building material sales without outdoor storage | P | Sec. 9.3.13 | Sec. 18.1.101 |
| Lumber and/or building material sales with outdoor storage | S | Sec. 9.3.13 | Sec. 18.1.101 |
| Mailing Services | P | | Sec. 18.1.102 |
| Office | P | | Sec. 18.1.121 |
| Outdoor storage | S | | Sec. 18.1.127 |
| Outdoor storage, Vehicles | S | | |
| Parking structure, private | S | | Sec. 18.1.135 |
| Pharmacy | P | | Sec. 18.1.140 |
| Recreation facility | P | Sec. 9.3.21 | Sec. 18.1.156 |
| Retail centers under 100,000 square feet and/or retail uses | P | | Sec. 18.1.158, 18.1.159 |
| Retail centers over 100,000 square feet | S | | Sec. 18.1.158 |
| School, special instruction | P | Sec. 9.3.23 | Sec. 18.1.164 |
| Service station | S | Sec. 9.3.24 | Sec. 18.1.169 |
| Services, personal | P | Sec. 9.3.19 | Sec. 18.1.168 |
| Telecommunications Facility: Antenna | P | Sec. 9.3.26 | Sec. 18.1.7 |
| Telecommunications Facility: Monopole | S | Sec. 9.3.26 | Sec. 18.1.101 |
| Temporary Mobile Land-Based Telecommunications Testing Facility | P | Sec. 9.3.26 | |
| Theater, indoor | P | | Sec. 18.1.189 |
| Vehicle and/or equipment service facility | S | Sec. 9.3.29 | Sec. 18.1.197 |
| Vehicle sales and/or rental facility | S | Sec. 9.3.28 | Sec. 18.1.196 |
| Veterinary Hospital | S | Sec. 9.3.30 | Sec. 18.1.198 |
| Video rental store with drive-in facility | S | | |

| B-3 Uses | | | |
|---|---|---------------|---------------|
| Use | | Use Standards | Definition |
| Industrial, Manufacturing and Warehousing Uses | | | |
| Mini-warehouse facility | S | Sec. 9.3.14 | Sec. 18.1.105 |
| Research and development | S | Sec. 9.3.22 | Sec. 18.1.157 |
| Institutional and Community Service Uses | | | |
| Club | S | | Sec. 18.1.30 |
| College of University | P | | Sec. 18.1.33 |
| Commuter Parking Lot | P | | Sec. 18.1.32 |
| Fire and/or rescue facility | P | | Sec. 18.1.64 |
| Hospital | P | | Sec. 18.1.82 |
| Library | P | | Sec. 18.1.89 |
| Museum | P | | Sec. 18.1.111 |
| Park, public | P | | |
| Park, dog | S | Sec. 9.3.7 | Sec. 18.1.44 |
| Place of worship | P | | Sec. 18.1.141 |
| Recreation facility | P | Sec. 9.3.21 | Sec. 18.1.156 |
| School, general education | S | | Sec. 18.1.162 |
| School, technical | S | | Sec. 18.1.165 |
| U.S. Postal Service | P | | Sec. 18.1.146 |
| Utility Uses | | | |
| Public utility, major | S | Sec. 9.3.31 | Sec. 18.1.153 |
| Public utility, minor | P | Sec. 9.3.31 | Sec. 18.1.154 |

6.5.3 Density/Intensity and Dimensional Standards

All development in the B-3 District shall be subject to the following standards (See also [Article 10](#)):

| B-3 District Standards | |
|--|---------|
| A. Minimum Lot Area (square feet) | |
| All Development | 20,000 |
| B. Minimum Lot Width (feet) | |
| All Development | 200 [1] |
| C. Maximum Floor Area Ratio | |
| | None |
| D. Minimum Yards/Setbacks (feet) | |
| Front | 40 |
| Side | 25 |
| Rear | 25 |
| E. Maximum Building Height (feet) | |
| All Development | 45[2] |
| F. Minimum Zoning District Area (acres) | |
| | 5[1] |

- [1] Where a lot is proposed to be rezoned to the B-3 District consistent with the Town Plan and the lot (a) does not contain 5 acres in area, and (b) is not contiguous to an established B-3 District, the minimum district size will not apply and minimum lot width shall be 100 feet.
- [2] See Sec. 10.4.5.F

Sec. 6.6 B-4, Mixed-Use Business District

6.6.1 Description

The B-4, Mixed-Use Business District is primarily intended to accommodate a range of uses, including office and residential uses and retail sales uses that serve a regional trade area. Secondary uses intended to serve employees and occupants of permitted office and employment uses (e.g., conference facilities, hotels and ancillary retail uses) may also be allowed. The district is generally appropriate for the optional use for Regional Office as designated in the Town Plan.

6.6.2 Use Regulations

Uses are allowed in the B-4 District in accordance with the following table. A “P” in the second column of the table indicates that the use is permitted by-right, subject to compliance with all applicable standards of this Zoning Ordinance. An “S” in the second column of the table indicates that the use may be allowed if reviewed and approved in accordance with the Special Exception procedures of Sec. 3.4. For a summary of uses permitted in all zoning districts, see the Use Table in Sec. 9.2.

| B-4 Uses | | | |
|---|-----|---------------|---------------------------|
| Use | | Use Standards | Definition |
| Commercial Uses | | | |
| Bank with drive-in facility | S | | Sec. 18.1.14 |
| Bank without drive-in facility | P | | Sec. 18.1.14 |
| Brewpub | P | Sec. 9.3.2.1 | Sec. 18.1.20.1 |
| Brewpub with Silo | S | Sec. 9.3.2.1 | Sec. 18.1.20.1 |
| Microbrewery | S/P | Sec. 9.3.13.1 | Sec. 18.1.104.1 |
| Car wash | S | Sec. 9.3.3 | Sec. 18.1.27 |
| Child care center | P | Sec. 9.3.4 | Sec. 18.1.29 |
| Commercial Inn | P | | Sec. 18.1.86 |
| Conference center | S | | Sec. 18.1.37 |
| Convenience food store | S | Sec. 9.3.8 | Sec. 18.1.39 |
| Eating establishment with drive-in facility | S | | Sec. 18.1.55 |
| Eating establishment without drive-in facility | P | Sec. 9.3.9 | Sec. 18.1.55 |
| Electric and/or plumbing supply | S | Sec. 9.3.10 | |
| Emergency care facility | P | | Sec. 18.1.58 |
| Heliport | S | | Sec. 18.1.77 |
| Home occupation | P | | Sec. 18.1.80 |
| Hotel/motel | S | | Sec. 18.1.83 |
| Lumber and/or building material sales without outdoor storage | P | | Sec. 18.1.101 |
| Lumber and/or building material sales with outdoor storage | S | Sec. 9.3.13 | Sec. 18.1.101 |
| Mailing Services | P | | Sec. 18.1.102 |
| Office | P | | Sec. 18.1.121 |
| Parking structure, private | S | Sec. 9.3.18 | Sec. 18.1.135 |
| Pharmacy | P | | Sec. 18.1.140 |
| Printing and/or publication | P | | Sec. 18.1.148 |
| Recreation facility | P | Sec. 9.3.21 | Sec. 18.1.156 |
| Retail centers under 100,000 square feet and/or retail uses | P | | Sec. 18.1.158, Sec. 1.159 |

| B-4 Uses | | | |
|--|---|---------------|----------------------------|
| Use | | Use Standards | Definition |
| School, special instruction | P | Sec. 9.3.23 | Sec. 18.1.164 |
| Service station | S | Sec. 9.3.24 | Sec. 18.1.169 |
| Services, personal | P | Sec. 9.3.19 | Sec. 18.1.168 |
| Telecommunications Facility: Antenna | P | Sec. 9.3.26.A | Sec. 18.1.7 |
| Temporary Mobile Land-Based Telecommunications Testing Facility | P | Sec. 9.3.26.D | |
| Theater, indoor | S | | Sec. 18.1.189 |
| Vehicle and/or equipment service facility | S | Sec. 9.3.29 | Sec. 18.1.197 |
| Vehicle sales and/or rental facility | S | Sec. 9.3.28 | Sec. 18.1.196 |
| Veterinary hospital | S | Sec. 9.3.30 | Sec. 18.1.198 |
| Industrial, Manufacturing and Warehousing Uses | | | |
| Manufacturing and assembly | P | | Sec. 18.1.104 |
| Mini-warehouse facility | S | Sec. 9.3.14 | Sec. 18.1.105 |
| Research and development | P | Sec. 9.3.22 | Sec. 18.1.157 |
| Warehouse | S | | Sec. 18.1.199 |
| Institutional and Community Service Uses | | | |
| College or University | P | | Sec. 18.1.33 |
| Fire and/or rescue facility | P | | Sec. 18.1.64 |
| Library | P | | Sec. 18.1.89 |
| Park, public | P | | |
| Place of worship | S | | Sec. 18.1.141 |
| Recreation facility | P | Sec. 9.3.21 | Sec. 18.1.156 |
| School, general education | S | | Sec. 18.1.62 |
| School, public | S | | Sec. 18.1.63 |
| School, technical | S | | Sec. 18.1.65 |
| U.S. Postal Service | P | | Sec. 18.1.146 |
| Residential Uses | | | |
| Duplex | S | | Sec. 18.1.49, Sec. 18.1.50 |
| Multiple-family | S | Sec. 9.3.15 | Sec. 18.1.110 |
| Single-family attached (townhouse) | S | Sec. 9.3.25 | Sec. 18.1.172 |
| Single-family detached dwelling | S | | Sec. 18.1.171 |
| Utility Uses | | | |
| Public utility, minor | P | Sec. 9.3.31 | Sec. 18.1.154 |

6.6.3 Density/Intensity and Dimensional Standards

All development in the B-4 District shall be subject to the following standards (See also [Article 10](#)):

| B-4 District Standards | |
|--|-------|
| A. Minimum Lot Area (square feet) | |
| Single-Family Detached | 6,000 |
| Single-Family Attached (Interior Lots) | 2,400 |
| Single-Family Attached (Corner and End Lots) | 3,000 |

| B-4 District Standards | |
|--|--------|
| Duplex, Vertical | 3,000 |
| Duplex Horizontal | 6,000 |
| Multi-Family | 10,000 |
| All Other Development | 80,000 |
| B. Minimum Lot Width (feet) | |
| Single-Family Detached | 50 |
| Single-Family Attached (Interior Lots) | 24 |
| Single-Family Attached (Corner and End Lots) | 30 |
| Duplex, Vertical | 30 |
| Duplex, Horizontal | 60 |
| Multi-Family | 100 |
| All Other Development | 200 |
| C. Maximum Floor Area Ratio | None |
| D. Minimum Yards/Setbacks (feet) | |
| Front | 20 |
| Side (end units) | 10 |
| Rear | 20 |
| E. Minimum Common Open Space (% of site area) | 20 |
| F. Maximum Building Height | |
| Residential | 45 |
| Nonresidential ^[1] | 70 |
| G. Minimum Zoning District Area (acres) | None |

[1] Mixed-Use buildings (residential above non-residential) shall be permitted 70 feet maximum building height

6.6.4 Additional Standards

A. Mix of Uses. The following use mix standards are established in order to promote the intended mixed-use character of the B-4 District.

| Use Type | Min. Gross Floor Area (pct of development) | Max. Gross Floor Area (pct of development) |
|--|--|--|
| Office | 50 | 70 |
| Industrial, Manufacturing, Warehouse | | |
| Commercial ^[1] | 0 | 15 or 15 acres whichever is less |
| Residential | 0 | 1 dwelling unit per 5,000 square feet of nonresidential (gross) floor area |
| Institutional, Community Service and Utilities | 0 | 0 |

Note: The Town Council shall be authorized to waive the use mix requirements of this subsection and approve single use development in the B-4 District. In order to waive the requirements, the Town Council must determine that: (1) the subject parcel has an area of 50 acres or less and (2) the proposed development will contribute to the intended mixed-use character of the area within 1,500 feet of the subject site (considering existing and approved development in the area).

- [1] Commercial uses must support or supplement existing or concurrently developing employment or residential uses within 1,500 feet of the development site. Such uses may include, but are not necessarily limited to, lodging, conference facilities and retail/retail service uses that serve employees of and visitors to the primary employment uses of the site.

B. Development Phasing. Requests for B-4 zoning or site plan approval for development in the B-4 District shall be accompanied by a phasing plan that identifies the stages of development build-out. The phasing plan shall identify the sequence of development for all proposed land uses and include information regarding the phasing of internal and external traffic circulation systems, amenities, and utility improvements that will be constructed to support the proposed development. The applicant shall provide assurances that all the use categories will be constructed and that the project will, in fact, result in the type of multi-use development proposed. The Town Council may require performance guarantees or such other measures, as it deems reasonable and necessary to assure the proper phasing of development and to assure the provision of public amenities and public facilities upon completion of each phase or upon full development. At no time shall the number of residential uses exceed the maximum ratio established in Sec. [1]-A.

Sec. 6.7 I-1, Industrial/Research Park District

6.7.1 Description

The I-1, Industrial/Research Park District is established solely to accommodate previously approved industrial/research park development and to permit reasonable development of lands within existing I-1 Districts until such time as those lands are rezoned to classifications that are consistent with the Town Plan. The I-1 District is not intended to be available for future rezonings, nor as a means of expanding the boundaries of existing I-1 Districts.

6.7.2 Use Regulations

Uses are allowed in the I-1 District in accordance with the following table. A “P” in the second column of the table indicates that the use is permitted by-right, subject to compliance with all applicable standards of this Zoning Ordinance. An “S” in the second column of the table indicates that the use may be allowed if reviewed and approved in accordance with the Special Exception procedures of Sec. 3.4. For a summary of uses permitted in all districts, see the Use Table in Sec. 9.2.

| I-1 Uses | | | |
|---|---|---------------|-----------------|
| Use | | Use Standards | Definition |
| Agricultural Uses | | | |
| Farming | P | | Sec. 18.1.63 |
| Nursery | P | | Sec. 18.1.119 |
| Stable | P | | Sec. 18.1.176 |
| Commercial Uses | | | |
| Arts center, in existing building only | P | | Sec. 18.1.11 |
| Microbrewery | P | Sec. 9.3.13.1 | Sec. 18.1.104.1 |
| Cattery | P | Sec. 9.3.12.1 | Sec. 18.1.27.1 |
| Child care center, in existing building only | S | Sec. 9.3.4 | Sec. 18.1.29 |
| Child care center, ancillary to new office building only | P | Sec. 9.3.4 | Sec. 18.1.29 |
| Child care center as an accessory use in existing buildings | P | Sec. 9.3.4 | Sec. 18.1.29 |
| College or university | P | | Sec. 18.1.33 |

Article 6 | Nonresidential Districts
 Sec. 6.7 | I-1, Industrial/Research Park District

| I-1 Uses | | | |
|--|---|---------------|----------------|
| Use | | Use Standards | Definition |
| Conference center | S | | Sec. 18.1.37 |
| Dance Studio, in existing building only | P | | Sec. 18.1.40.1 |
| Diagnostic laboratory, in existing building only | S | | Sec. 18.1.42 |
| Eating establishment without drive-in facility | S | Sec. 9.3.9 | Sec. 18.1.54 |
| Electric and/or plumbing supply | S | Sec. 9.3.10 | |
| Electronic Data Storage Center | P | | Sec. 18.1.57 |
| Exercise Studio, in existing building only | P | | Sec. 18.1.59.1 |
| Heliport | S | | Sec. 18.1.77 |
| Hotel/motel | S | | Sec. 18.1.83 |
| Kennel | S | Sec. 9.3.12 | Sec. 18.1.88 |
| Lumber and/or building material sales without outdoor storage | P | | Sec. 18.1.101 |
| Lumber and/or building material sales with outdoor storage | S | Sec. 9.3.13 | Sec. 18.1.101 |
| Museum | P | | Sec. 18.1.111 |
| Office | P | | Sec. 18.1.121 |
| Outdoor storage | S | | Sec. 18.1.127 |
| Outdoor storage, Vehicles | S | | |
| Parking structure, private | S | | Sec. 18.1.135 |
| Telecommunications Facility: Antenna | P | Sec. 9.3.26 | Sec. 18.1.7 |
| Printing and/or publication, in existing building only | P | | Sec. 18.1.148 |
| Recreation facility, in existing building only | P | Sec. 9.3.21 | Sec. 18.1.156 |
| School, General Education, in existing building only | S | | Sec. 18.1.162 |
| School, Special Instruction, in existing building only | S | Sec. 9.3.23 | Sec. 18.1.164 |
| Telecommunications Facility: Monopole | S | Sec. 9.3.26 | Sec. 18.1.108 |
| Telecommunications Facility: Transmission Tower | S | Sec. 9.3.26 | Sec. 18.1.192 |
| Temporary Mobile Land-Based Telecommunications Testing Facility | P | Sec. 9.3.26 | |
| Veterinary hospital | S | Sec. 9.3.30 | Sec. 18.1.198 |
| Industrial, Manufacturing and Warehousing Uses | | | |
| Distribution Facility | S | | Sec. 18.1.43 |
| Manufacturing and assembly | P | | Sec. 18.1.104 |
| Research and development | P | Sec. 9.3.22 | Sec. 18.1.157 |
| Warehouse | S | | Sec. 18.1.199 |
| Institutional and Community Service Uses | | | |
| Fire and/or rescue facility | P | | Sec. 18.1.64 |
| Park, public | P | | |
| Place of worship | S | | Sec. 18.1.141 |
| Place of Worship, in existing building only | P | | Sec. 18.1.141 |
| School, technical | S | | Sec. 18.1.165 |
| U.S. Postal Service | S | | Sec. 18.1.146 |
| Utility Uses | | | |
| Public utility, major | S | Sec. 9.3.31 | Sec. 18.1.153 |

| I-1 Uses | | | |
|-----------------------|---|---------------|--------------|
| Use | | Use Standards | Definition |
| Public utility, minor | P | Sec. 9.3.31 | Se. 18.1.154 |

6.7.3 Density/Intensity and Dimensional Standards

All development in the I-1 District shall be subject to the following standards (See also [Article 10](#)):

| I-1 District Standards | |
|--|----------------------------|
| A. Minimum Lot Area (square feet) | |
| All Development | 40,000 |
| B. Minimum Lot Width (feet) | |
| All Development | 200 |
| C. Maximum Floor Area Ratio | |
| | None |
| D. Minimum Yards/Setbacks (feet) | |
| Front | 50 |
| Side | 20 |
| Rear | 20 |
| E. Maximum Building Height (feet) | |
| All Development | 50 not to exceed 4 stories |
| F. Minimum Zoning District Area (acres) | |
| | 5 |